

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventh day of July 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Michael Myszka, Member

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting #11
July 7, 2004

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 7, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by Melvin Szymanski to approve the minutes from the June 16, 2004 Planning Board Meeting. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

MINOR SUBDIVISION-TWO RESIDENTIAL LOTS ON THE EAST SIDE OF SIEBERT ROAD SOUTH OF WILLIAM STREET. PROJECT NO. 0185. CONTACT PERSON: GREGG WITTLIFF, WM. SCHUTT & ASSOCIATES.

Chair Keysa told the Planning Board that since he recently represented the applicant of this project in legal matters, he would be recusing himself from this project and abstaining from the vote. With the Planning Board's approval, Member Rebecca Anderson will take over as Chair for this project.

Gregg Wittliff of Wm. Schutt Associates presented to the Planning Board the plan for the minor subdivision on the east side of Siebert Rd. south of William St. Mr. Wittliff explained that the plan that was presented at the Planning Board meeting on June 2, 2004, originally showed the development of two residential lots. The current plan shows four residential lots to be developed. The exception parcel at the southern end of the parcel has been sold off. Mr. Wittliff provided the Planning Board with information regarding the floodplain, grading, erosion sediment, drainage, wetlands, and easements. Drainage - parcels will drain to both the front and rear of the property. Drainage to the rear will collect in an open swale and continue to the creek. Drainage to the front will run off into proposed catch basins. Town Engineer Robert Labenski stated that new pipes will be installed across the front of this project to eliminate the drop off at the road. Piping along the rear of these parcels will be installed with future development. Member Rebecca Anderson stated that since this project is more than one acre, the applicant will need to file a Notice of Intent regarding the stormwater plan.

DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the site plan to the Town Board. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW-FRIENDLY=S RESTAURANT, 6671 TRANSIT ROAD (4,655 SQ. FT.) & CONVENIENCE STORE 6677 TRANSIT ROAD (3,600 SQ. FT.) WITH SIX GAS PUMPS. PROJECT NO. 4016. BUILDING SITE IS ON THE FRONT PARCEL OF KUNVARJI HOTELS INC. CONTACT PERSON: JERRY YOUNG.

Jerry Young, Young Architectural presented to the Planning Board the site plan for the proposed Friendly=s Restaurant at 6671 Transit Road (4,655 sq.ft.) and convenience store (3,600 sq.ft.) at 6677 Transit Road with six gas pumps. This project will be built on the front parcel of the previously approved Kunvarji Hotels. This project was tabled at the July 16, 2004 Planning Board meeting. The applicant was to provide the Planning Board with additional information regarding access to the north side of the convenience store and gas pumps and an overview of this project showing both sides of Transit Road. Mr. Young stated that he met with New York State Dept. of Transportation regarding this project. He was told that in an effort to limit the number of access points to Transit Rd., only one access road will be allowed to service the Crackerbarrel Restaurant and this parcel. Mr. Young explained that this project will require another entrance off of Freeman Road. Currently NYSDOT is considering two options regarding Freeman Rd. Option two would place Freeman Rd. directly north of this parcel. Mr. Young stated that if option two is selected, a north entrance to this parcel would be constructed off of Freeman Rd. A decision regarding Freeman Rd. will be made by NYDOT in December 2004. Mr. Young asked the Planning Board to recommend approval of the site plan contingent on NYSDOT selecting option two regarding the placement of Freeman Rd.

DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the site plan to the Town Board with the condition that approval is contingent with New York State Dept. of Transportation=s selection of option two with the Freeman Rd. outlet along the north property line of the proposed site on the current application. If NYSDOT selects another location for the Freeman Rd. outlet, this site plan becomes invalid and will need further review by the Planning Board and the Town Board. Motion seconded by Steven Socha and unanimously carried.

OTHER MATTERS

Member Szymanski told the Planning Board that the construction of homes in the subdivision located at Genesee Street and Ransom Road has begun. Building Inspector Simme stated that several homes have already been constructed.

Chair Keysa stated that there has been earthmovement at the intersection of Pavement Rd. and Broadway. Town Engineer Robert Labenski said that fill was being dumped. A building is planned for that location in the future.

Chair Keysa stated that a Manhattan Bagel Shop will be opening in the Valu Plaza on Transit Rd. The sign indicates that there will be a drive-thru. He asked Building Inspector Simme if the drive-thru required a site plan since there will be a stacking lane. Building Inspector Simme stated that a site plan for the drive-thru was not required.

Building Inspector Simme told the Planning Board that a Tim Horton=s Coffee & Donut Shop with a drive-thru will be opening next to the Mobil Mart at William St. and Aurora St. This will not require a site plan.

At 8:18 PM John Gober made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.

